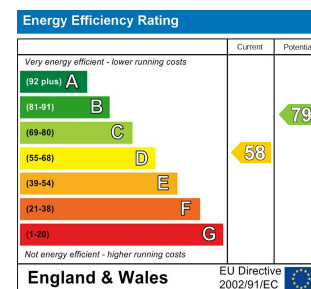
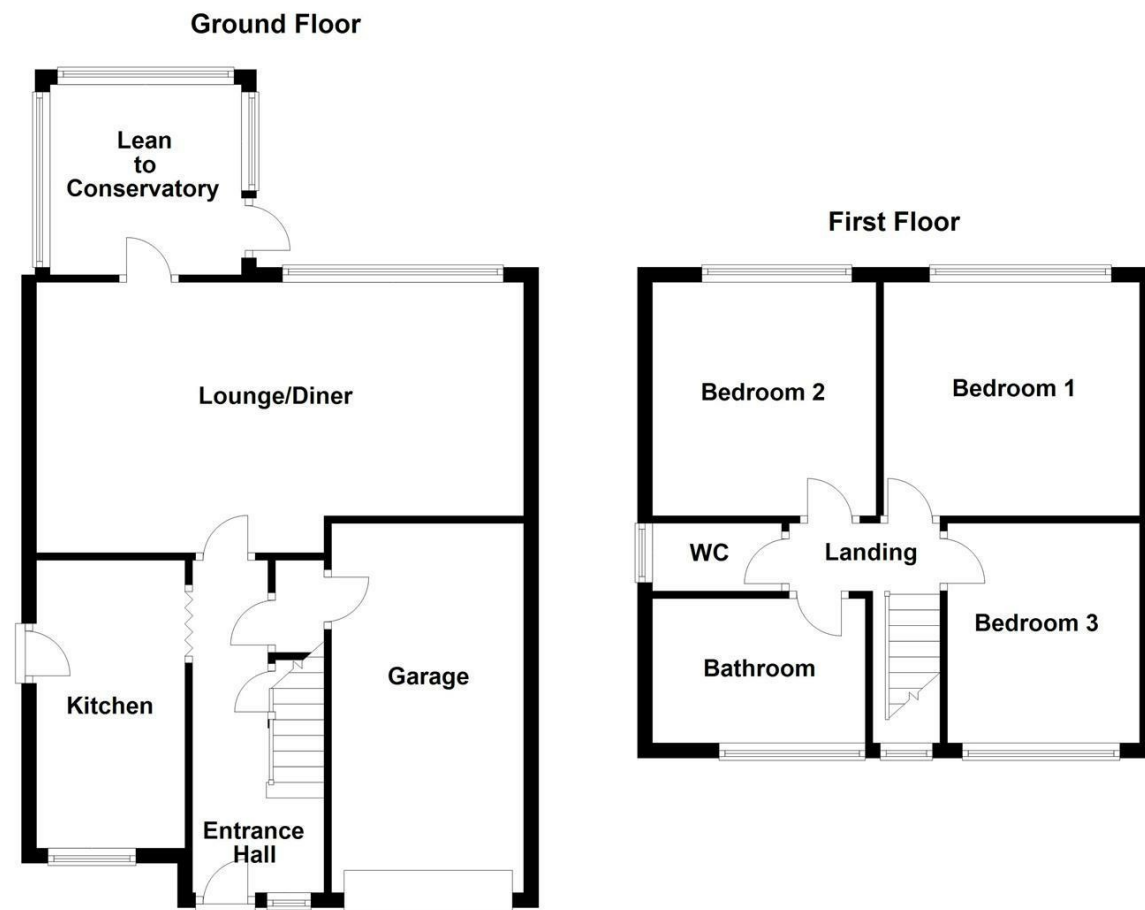




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



40 Woodlands, Horbury, Wakefield, WF4 5HH
For Sale Freehold £245,000

Situated in a popular part of Horbury is this three bedroom semi detached house offered to the market with no chain and vacant possession and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, modern fitted kitchen, spacious lounge/diner, integral garage and lean to conservatory. Stairs to the first floor lead to three bedrooms, bathroom and separate w.c. Outside, low maintenance pebbled garden to the front and driveway providing off street parking leading to the integral garage. Whilst to the rear, low maintenance garden incorporating flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the professional couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door with frosted panel, stairs to the first floor landing, radiator and understairs storage. Door to the inner store area with door to the garage. Further door to the lounge/diner and folding door to the kitchen.

KITCHEN

6'5" x 12'8" [1.96m x 3.87m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer taps and tiled splash back, electric four ring hob with filter hood above, integrated double oven and grill, integrated combi microwave, integrated fridge and integrated washing machine. UPVC double glazed window to the front, UPVC door to the side and tiled effect floor.



LOUNGE/DINER

11'10" (max) x 10'4" (min) x 21'5" [3.61m (max) x 3.17m (min) x 6.53m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and electric fire with full marble fire surround. UPVC door into the lean to conservatory.



LEAN TO CONSERVATORY

9'7" x 8'3" [2.93m x 2.54m]

Fully UPVC double glazed with door to the side.



FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

9'3" (min) x 11'1" (max) x 10'5" [2.83m (min) x 3.40m (max) x 3.18]

UPVC double glazed window to the rear and radiator.



BEDROOM TWO

9'8" x 10'3" (max) [2.96m x 3.14m (max)]

Fitted wardrobes to two sides of the wall, UPVC double glazed window to the rear, radiator and loft access with drop down ladder.



BEDROOM THREE

9'7" x 8'3" [2.94m x 2.52m]

UPVC double glazed window to the front, radiator, fitted wardrobe and drawers.

W.C.

Low flush w.c. and UPVC double glazed frosted window to the side.

BATHROOM

9'3" x 6'2" [2.82m x 1.90m]

Pedestal wash basin, panelled bath with electric shower over, fully tiled walls, radiator, UPVC double glazed frosted window to the front, door into the eaves for storage and door to the airing cupboard where the combination boiler is housed.



OUTSIDE

To the front is a low maintenance pebbled garden and driveway providing off street parking leading to the integral garage with up and over door. To the rear is a low maintenance flagged garden with plants and shrubs bordering with timber framed shed and greenhouse.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.